

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

<b>(1) DEPARTMENT</b> Planning and Building	<b>(2) MEETING DATE</b> 2/7/2012	<b>(3) CONTACT/PHONE</b> James Lopes, Planner III / 781-5975	
<b>(4) SUBJECT</b> Request to authorize an application for a 2011 Sustainable Communities Planning Grant to complete a sustainable community plan update for Los Osos, including 1) a countywide and Los Osos-specific parks and recreation needs assessment survey, and 2) a plan to establish a countywide land conservation bank, together with a Los Osos-specific land conservation bank.			
<b>(5) RECOMMENDED ACTION</b> Approve and instruct the Chairman to sign the attached resolution to authorize the Planning and Building Department to submit an application to the California Strategic Growth Council (SGC) for a 2012 Sustainable Communities Planning Grant to complete a sustainable community plan update for Los Osos, including 1) a countywide and Los Osos-specific parks and recreation needs assessment survey, and 2) a plan to establish a framework for a countywide land conservation bank, together with a Los Osos-specific land conservation bank.			
<b>(6) FUNDING SOURCE(S)</b> Strategic Growth Council Grant	<b>(7) CURRENT YEAR FINANCIAL IMPACT</b> \$0 (Funding will be received in FY 2012-13)	<b>(8) ANNUAL FINANCIAL IMPACT</b> \$105,000 (avg. annual expense over 3 yrs. totaling \$315,000)	<b>(9) BUDGETED?</b> No
<b>(10) AGENDA PLACEMENT</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation (Time Est. _____) <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business			
<b>(11) EXECUTED DOCUMENTS</b> <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A		<b>(12) BUDGET ADJUSTMENT REQUIRED?</b> BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
<b>(13) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)</b> N/A		<b>(14) W-9</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
<b>(15) LOCATION MAP</b>  N/A	<b>(16) BUSINESS IMPACT STATEMENT?</b>  Yes	<b>(17) AGENDA ITEM HISTORY</b>  <input checked="" type="checkbox"/> N/A    Date _____	
<b>(18) ADMINISTRATIVE OFFICE REVIEW</b>  Vincent Morici			
<b>(19) SUPERVISOR DISTRICT(S)</b> All Districts -			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / James Lopes, Planner III

VIA: Chuck Stevenson, AICP, Division Manager, Long Range Planning  
Curtis Black, General Service Deputy Director, Parks

DATE: 2/7/2012

SUBJECT: Request to authorize an application for a 2011 Sustainable Communities Planning Grant to complete a sustainable community plan update for Los Osos, including 1) a countywide and Los Osos-specific parks and recreation needs assessment survey, and 2) a plan to establish a countywide land conservation bank, together with a Los Osos-specific land conservation bank.

## **RECOMMENDATION**

Approve and instruct the Chairman to sign the attached resolution to authorize the Planning and Building Department to submit an application to the California Strategic Growth Council (SGC) for a 2011 Sustainable Communities Planning Grant to complete a sustainable community plan update for Los Osos, including 1) a countywide and Los Osos-specific parks and recreation needs assessment survey, and 2) a plan to establish a framework for a countywide land conservation bank, together with a Los Osos-specific land conservation bank.

## **DISCUSSION**

### **Background**

The California Strategic Growth Council (SGC) is offering a second round of competitive grants to cities, counties, and regional agencies to promote sustainable community planning and natural resource conservation. A total of about \$18 million of Proposition 84 funds have been allocated statewide for this grant cycle. The primary goal of this grant program is to promote sustainable community planning and natural resource conservation and to develop and implement plans that reduce greenhouse gas emissions consistent with AB 32 and SB 375. Eligible plans (under the grant program's "Focus Area #1: Local Sustainable Planning") include local coastal program updates. The SGC will consider individual grant requests for amounts between \$100,000 and \$1,000,000 that will cover up to a three-year project period. No local matching funds are required.

The Department of Planning and Building was successful in applying for grant funds as part of the first round of SGC grants, having been awarded \$399,000 for a package of six strategic growth-related studies and projects. Those projects and studies are either underway or about to begin. The current projects are explained in detail online at [www.sloplanning.org](http://www.sloplanning.org), within the link [Sustainable Communities Grant Projects](#). Applications for this second round grant cycle are due on February 15, 2012. The applications must be accompanied by a standardized resolution of support from the local governing body (see the resolution in Attachment A).

### *The Grant Proposals*

Staff is requesting that your Board approve the submittal of a grant application for \$315,000 to fund the following package of projects:

**Project 1: Los Osos Sustainable Community Plan Update.** A consultant team would conduct education and outreach to the community and prepare drafts to complete the community plan update. The plan update would pay particular attention to protecting resources and providing adequate infrastructure, including but not limited to the following:

1. County strategic growth policies
2. Conditions of approval of the Coastal Commission development permit for the Los Osos Wastewater Project:
  - a. Incorporate into the update a sustainable buildout target supported by the safe yield of the groundwater basin
  - b. Integrate into the update a Habitat Conservation Plan, currently under preparation, that is intended for the long-term preservation of habitat remaining within the Los Osos Greenbelt and vacant lots
3. Coastal Commission issues raised in connection with the 2004 Estero Area Plan update
4. San Luis Obispo Council of Government (SLOCOG) Preliminary Sustainable Communities Strategies (SB 375) to reduce greenhouse gas emissions
5. Sea level rise and other climate change impacts identified in the EnergyWise Plan, how they would affect Los Osos, and recommended Local Coastal Program standards to mitigate or adapt to climate change impacts
6. An updated traffic and circulation study
7. A public facilities financing plan

Please refer to the following Projects 2 and 3 for the parts of the Community Plan Update related to parks and recreation and a land conservation bank to help implement the Los Osos Habitat Conservation Plan (HCP).

**Grant Cost: \$250,000.**

In 2004, your Board approved an update to the Estero Area Plan for submittal to the Coastal Commission. That Plan included an update to the policies, programs, standards, and land use maps for Los Osos. However, after the Coastal Commission staff expressed serious concerns about the Los Osos-portion of the Estero Area Plan update, that portion of the update was withdrawn, leaving the 1988 plan for Los Osos in effect. It remains in effect to this day.

In 2010, The Coastal Commission approved the coastal development permit for the Los Osos wastewater project. The conditions of approval require that before wastewater treatment service can be provided to undeveloped parcels, the Estero Area Plan needs to be amended to:

1. Incorporate a sustainable buildout target that indicates that there is water available to support such development without impacts to wetlands and habitats, and
2. Integrate a Habitat Conservation Plan (currently underway) with Local Coastal Program standards for development in Los Osos.

An updated community plan for Los Osos should also include the other items listed under Project 1 in order to reflect current conditions and current General Plan and State policies. If successful, this grant request would help provide the resources to complete the Los Osos Community Plan update, which would enable future development to occur on vacant parcels within the Prohibition Zone.

**Project 2: Parks and Recreation Needs Assessment.** The Parks Division of the General Services Agency (GSA) proposes a countywide and Los Osos-specific statistically valid phone survey as the main component of a long-awaited parks and recreation needs assessment. This is a periodic measure of parks and recreation facilities desired by the public. GSA will contribute funds and staff time for other components of this assessment, such as public workshops and a financial analysis of the assessment. The Los Osos Community Plan update will include community input related to parks, recreation, and trails amenities as a pilot project of the needs assessment. The needs assessment will entail the following:

1. A countywide parks and recreation needs assessment phone survey, and a similar survey focused on Los Osos, and
2. Los Osos-focused input (e.g., type, size and location) for parks and recreation amenities (sports fields, trails, etc.) to the Los Osos Community Plan Update.

**Grant Cost: \$25,000**

This proposal would lead to combining the countywide and Los Osos parks and recreation needs assessment surveys with other planning efforts, using the Parks and Recreation Element and the County's strategic growth policies. Planning and Parks Division staff would collaborate to create a GIS-based park planning template as part of the Community Design Model project (underway and funded with the first round of Strategic Growth Council Sustainable Communities grants). That effort would be used to identify specific and accessible park, recreation and trail facilities that would be incorporated into the Los Osos Community Plan Update. This would demonstrate how to provide parks and recreation facilities within strategically planned communities in order to reduce vehicle travel and create opportunities for healthier living. The public facilities financing plan that is proposed in preceding Project 1 would identify funding for development and maintenance of parks, recreation and trails in Los Osos.

**Project 3: Countywide and Los Osos-specific Land Conservation Bank.** This proposal is a plan to establish a framework for a countywide land conservation bank, and to set up a Los Osos-specific land conservation bank that will help implement the Los Osos HCP. The Los Osos conservation bank would be designed to provide an area or areas for off-site mitigation for development projects in the community of Los Osos through creation of a Los Osos preserve that will be protected and managed in perpetuity. The acquisition and management of preserve lands would be financed through the sale of conservation credits. Landowners proposing development projects (single family homes and additions) or ongoing maintenance of existing work (road clearing for public works projects) in the community of Los Osos would be able to purchase these credits, sold on a square-foot basis, to compensate for the impacts of their development. This land conservation bank is essential to implementing the Los Osos HCP.

Although a local match of funds or staff resources is not required for this grant, leveraging another funding source, such as staff time that is already being devoted to the Los Osos HCP, is advantageous for this grant application.

**Grant Cost: \$40,000**

**Total Grant Cost: \$315,000**

### Summary

The projects will implement policies from a variety of sources, for example, the Parks and Recreation Element, strategic growth policies in the Land Use Element/Local Coastal Plan, habitat conservation and greenhouse gas reduction and water conservation policies in the Conservation Element, and climate adaptation measures in the EnergyWise Plan.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

This proposal has been coordinated with the Parks Division of the General Services Agency. County Counsel has reviewed the attached resolution for legal form and effect. If this grant request is approved, Planning and Building Department staff will work with other County Departments and agencies, including the Parks Division, the Public Works Department, the Los Osos Community Services District (CSD), the San Luis Coastal School District, and the California Coastal Commission.

### **BUSINESS IMPACT STATEMENT**

If successful, this grant request would help provide the resources to complete the Los Osos Community Plan update, which would enable future development to occur on vacant parcels within the Prohibition Zone. This would be of benefit to the local economy in general and should have positive effects on the business clusters identified in the San Luis Obispo County Clusters of Opportunity Economic Strategy prepared by the Economic Vitality Corporation in 2010. In particular, increased building activity should benefit the Building Design and Construction Cluster.

### **FINANCIAL CONSIDERATIONS**

This is a reimbursable grant that will require the County to expend project funds up-front and invoice the State for reimbursement from the Department of Conservation, which is the administrator for the Strategic Growth Council. Staff will request a mid-year FY 2012-13 budget adjustment to reflect the amount of the grant as approved by the SGC. Although matching funds are not required for the application, staff time will be allowed and proposed as an in-kind match. The Parks Division will propose a cash match for part of its proposal for the parks and recreation needs assessment.

### **RESULTS**

If the Strategic Growth Council approves the County's grant application for \$315,000, the County and consultants will (1) complete an update to the Los Osos Community Plan, (2) conduct a countywide and Los Osos-specific parks and recreation needs assessment, and (3) prepare a plan to establish a countywide land conservation bank, together with a Los Osos-specific land conservation bank. This would help provide the resources to complete the Los Osos Community Plan update. As a result, long-awaited future development would be able to occur on vacant parcels within the Prohibition Zone, benefitting the local economy.

### **ATTACHMENTS**

1. Attachment A - Board of Supervisors Resolution